



FOUNTAIN ROAD, SW17
OIEO £450,000 LEASEHOLD

A TWO BEDROOM GROUND FLOOR GARDEN FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

Upon entering this ground-floor property, you are welcomed by the master bedroom, which features a large bay window and wood laminate flooring. The modern bathroom is fully tiled, while the second double bedroom also boasts wood laminate flooring and provides access to a private courtyard. The bright, open-plan kitchen and reception area leads to a good-sized north-facing rear garden. The galley-style kitchen is seamlessly integrated into the space, complete with built-in appliances and a tiled splashback.

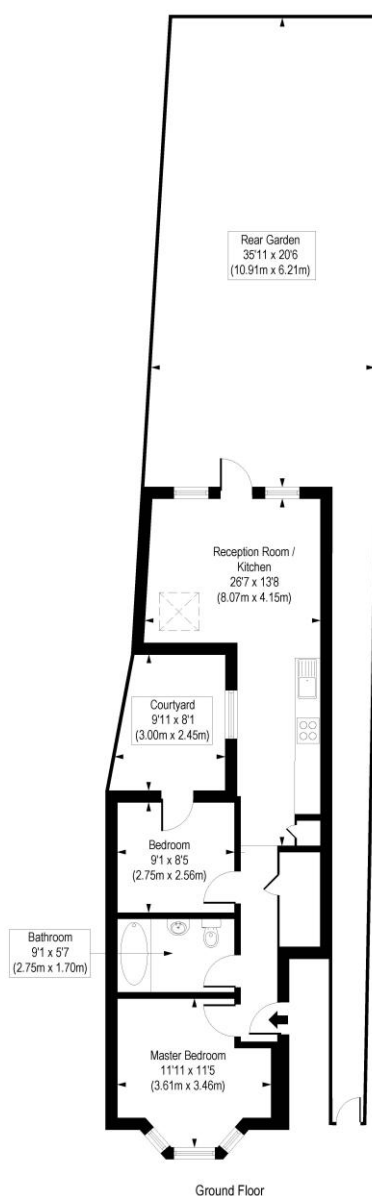
Fountain Road is situated in the vibrant and well-connected area of Tooting, Southwest London. Known for its diverse community and excellent amenities, the area offers a mix of residential charm and urban convenience. Tooting Broadway (0.5 miles) and Tooting Bec (1.1 miles) Underground stations are nearby, providing easy access to central London via the Northern Line. The neighbourhood is home to a variety of independent shops, cafes, and popular eateries, including the renowned Tooting Market and a selection of South Asian restaurants. Additionally, St George's Hospital, one of the largest teaching hospitals in the UK, is just a short distance away, making the location particularly convenient for healthcare professionals. Green spaces like Tooting Common offer residents a relaxing escape, while local schools and leisure facilities contribute to the area's appeal for families and young professionals alike.

Wandsworth Council Tax Band: C



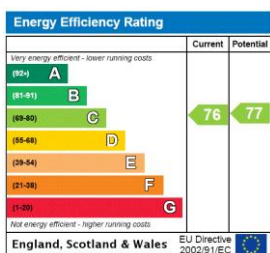
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Approx. Gross Internal Floor Area 567 sq. ft / 52.69 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 113 year and 8 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: Band C - Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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